



CITY OF STATESBORO
COUNCIL MINUTES
AUGUST 19, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Ginny Hendley gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

Other staff present: City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Affairs Manager Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

3. Public Comments (Agenda Item): None

4. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 08-05-2025 Council Minutes

b) 08-05-2025 Executive Session Minutes

B) Consideration of a motion to approve the surplus of a 2008 TAKE III Trailer model 53LP in the Statesboro Police Department.

C) Consideration of a motion to approve the surplus of several firearms that have exceeded their useful life in the Statesboro Police Department.

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Tangie Johnson

SECONDER:

Councilmember Paulette Chavers

AYES:

Johnson, Chavers, Hendley, Riggs, Barr

ABSENT:

5. Public Hearing and Consideration of a Motion to Approve:

- a. **APPLICATION AN 25-05-04:** VSB Development LLC requests an Annexation of approximately 9.15 acres of property in order to develop a PUD (Planned Development Unit) on Highway 301 South (Tax Parcel # 076 000001 005).
- b. **APPLICATION AN 25-05-05:** VSB Development LLC requests an Annexation of approximately 52 acres of property in order to develop a PUD (Planned Development Unit) on Old Register Road (Tax Parcel # 076 000001 003).
- c. **APPLICATION AN 25-05-06:** VSB Development LLC requests an Annexation of approximately 5.02 acres of property in order to develop a PUD (Planned Development Unit) at 2443 Old Register Road (Tax Parcel # 077 000053 000).
- d. **APPLICATION AN 25-05-07:** VSB Development LLC requests an Annexation of approximately 30.89 acres of property in order to develop a PUD (Planned Development Unit) at Highway 301 South (Tax Parcel # 077 000059 000).
- e. **APPLICATION RZ 25-05-08:** VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres, an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

Mayor Pro Tem Shari Barr shared her concerns about the lack of bike lanes in the development.

Planning Director Justin Williams stated that in accordance with the UDC amendments they would have to build them to the local street standards. We would have to rely on engineering to discuss the specifics to how we could implement bike lanes.

City Manager Charles Penny stated any discussions regarding a rezone should happen after the discussion of the annexation. Annexations and a rezones are approved on the same agenda however, annexations should be voted on individually.

Chris Gohagan a local attorney representing the applicant spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

- a. A motion was made to approve **APPLICATION AN 25-05-04**: VSB Development LLC requests an Annexation of approximately 9.15 acres of property in order to develop a PUD (Planned Development Unit) on Highway 301 South (Tax Parcel # 076 000001 005).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

- b. A motion was made to approve **APPLICATION AN 25-05-05**: VSB Development LLC requests an Annexation of approximately 52 acres of property in order to develop a PUD (Planned Development Unit) on Old Register Road (Tax Parcel # 076 000001 003).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

- c. A motion was made to approve **APPLICATION AN 25-05-06**: VSB Development LLC requests an Annexation of approximately 5.02 acres of property in order to develop a PUD (Planned Development Unit) at 2443 Old Register Road (Tax Parcel # 077 000053 000).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

- d. A motion was made to approve **APPLICATION AN 25-05-07**: VSB Development LLC requests an Annexation of approximately 30.89 acres of property in order to develop a PUD (Planned Development Unit) at Highway 301 South (Tax Parcel # 077 000059 000).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

There was discussion regarding the process of rezoning property after an annexation and in this case, the rezone request is for a PUD so it would be developed in accordance with the other development.

City Manager Charles Penny stated the interest here is about trying to secure some bike lanes as a part of that development. Typically, that is not a part of the zoning but is being asked for of the developer as a condition of the PUD. Mayor Pro Tem Shari Barr stated her understanding is that in order for it to happen we have to make it a condition of approving the PUD and asked if that is right?

Mayor McCollar asked City Attorney Cain Smith what is the proper thing to do in this space.

Mr. Smith stated the right thing to do is zone to the proper zoning classification, based on the default zoning of R40. The question is whether it comes in as R40 for a year or whether we do the PUD which is what has been applied for.

Mayor McCollar asked in regards to the bike lane piece, is this the proper place for discussion during the rezone or is there another space this would be better addressed. Mayor McCollar shared he does not think policy makers should be getting into the development side.

Councilmember John Riggs asked if we could look at putting something like this in our UDC going forward.

Mayor McCollar stated yes we can and as policy makers, we have to be clear with staff so when they are engaging from the forefront they know exactly what we are looking for. If this is something we want to see in projects moving forward it needs to be done in the UDC.

- e. After further council discussion a motion was made to approve with staff conditions **APPLICATION RZ 25-05-08**: VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres, an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

6. **Public hearing and consideration of a motion to approve: APPLICATION RZ 07-07-01: Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres from the R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

No one spoke for or against the rezone request.

A motion was made close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

A motion was made to approve: **APPLICATION RZ 07-07-01**: Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres from the R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

7. Public Hearing and Consideration of a Motion to Approve:

- a. **APPLICATION RZ 07-07-02**: Hussey Gay Bell requests a Zoning Map Amendment of 1.72-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential) District on the corner of Northbridge Drive and Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C3).
- b. **APPLICATION RZ 07-07-03**: Hussey Gay Bell requests a Zoning Map Amendment of 1.65-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C4).

The developer withdrew this item for consideration.

City Manager Charles Penny stated that the next four items are all related to the requirements of the City to receive the CHIP grant funds.

Mayor Jonathan McCollar stated agenda items 8, 9, 10, and 11 will be considered and voted on all together.

- 8. Consideration of a motion to approve Resolution 2025-21: A Resolution Adopting Section 3 Policies as a requirement for the Community HOME Investment Program**
- 9. Consideration of a motion to approve Resolution 2025-22: A Resolution Adopting the Language Access Plan for the Community HOME Investment Program.**
- 10. Consideration of a motion to approve Resolution 2025-23: A Resolution Adopting an MBE/WBE Outreach Plan for HOME-assisted housing projects.**
- 11. Consideration of a motion to approve Resolution 2025-24: A Resolution Adopting an Affirmative Fair Housing Marketing Plan.**

A motion was made to approve **Resolution 2025-21**: A Resolution Adopting Section 3 Policies as a requirement for the Community HOME Investment Program, **Resolution 2025-22**: A Resolution Adopting the Language Access Plan for the Community HOME Investment Program, **Resolution 2025-23**: A Resolution Adopting an MBE/WBE Outreach Plan for HOME-assisted housing projects, and **Resolution 2025-24**: A Resolution Adopting an Affirmative Fair Housing Marketing Plan.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

12. Consideration of a motion to approve a Contract Amendment with Coastal Regional Commission for CHIP Administrative Services

A motion was made to approve a Contract Amendment with Coastal Regional Commission for CHIP Administrative Services.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

13. Consideration of a motion to approve an Intergovernmental Agreement with Bulloch County, Brooklet, Portal and Register to allow for a ballot referendum for consideration of a 1% Floating Local Option Sales Tax (FLOST) with all proceeds used for property tax relief.

A motion was made to approve an Intergovernmental Agreement with Bulloch County, Brooklet, Portal and Register to allow for a ballot referendum for consideration of a 1% Floating Local Option Sales Tax (FLOST) with all proceeds used for property tax relief.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

14. Consideration of a motion to approve the purchase of a pole camera with accompanying equipment from Tactical Electronics in the amount of \$23,451.17 for the Statesboro Police Department. This is a sole source purchase.

A motion was made to approve the purchase of a pole camera with accompanying equipment from Tactical Electronics in the amount of \$23,451.17 for the Statesboro Police Department. This is a sole source purchase.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

15. Consideration of a motion to approve an award of a contract for ENG-122j North Zetterower Avenue Sidewalk Installation to Tim Lanier Construction, LLC. in the amount of \$395,040.00, to be funded by TSPLOST.

A motion was made to approve an award of a contract for ENG-122j North Zetterower Avenue Sidewalk Installation to Tim Lanier Construction, LLC. in the amount of \$395,040.00, to be funded by TSPLOST.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

16. Consideration of a motion to approve staff to enter negotiations with Michael Baker International, Inc., to perform engineering design services for the Bridges on the Creek on the Blue Mile Project, STM-34. This work is to be funded by GDOT.

A motion was made to approve staff to enter negotiations with Michael Baker International, Inc., to perform engineering design services for the Bridges on the Creek on the Blue Mile Project, STM-34. This work is to be funded by GDOT.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

17. Other Business from City Council

Mayor Pro Tem Shari Barr shared that the rescheduled Downtown live will be happening this Thursday evening. Food trucks are available at 6:00 pm with the concert beginning at 7:00 pm. The other event happening this week is the Village Builders Family Fun resource day event this Saturday. The event will take place at New Generation Church located at 98 Thomas Street from 9:30 am to 1:30 pm.

18. City Managers Comments

City Manager Charles Penny called attention to the Public Hearings on the recommended millage rate of 8.625. Two of the three hearings will take place on September 2, 2025. The first one will be 9:00 am in conjunction with the regular meeting. The second hearing will be at 6:30 pm that evening. The final public hearing will be held on September 16, 2025 at 5:30 pm along with the regular meeting.

Mr. Penny shared that he and Mayor Pro Tem Shari Barr went on a tour of Charme and will schedule a tour for other members of the Council this Friday for a tour as well.

19. Public Comments (General): None

20. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b).

At 6:21 p.m., a motion was made to enter into Executive Session to discuss “Real Estate” and “Personnel Matters” in accordance with O.C.G.A. 50-14-3(b).

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

At 6:54 p.m., a motion was made to exit Executive Session.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

A motion was made to direct staff to look into the UDC (Unified Development Code) for bike lanes in future developments.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

Mayor McCollar stated no action was taken in executive session.

21. Consideration of a Motion to Adjourn

A motion was made to adjourn

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

The meeting was adjourned at 6:55 p.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk